

Midlothian ISD

District Demographics Update

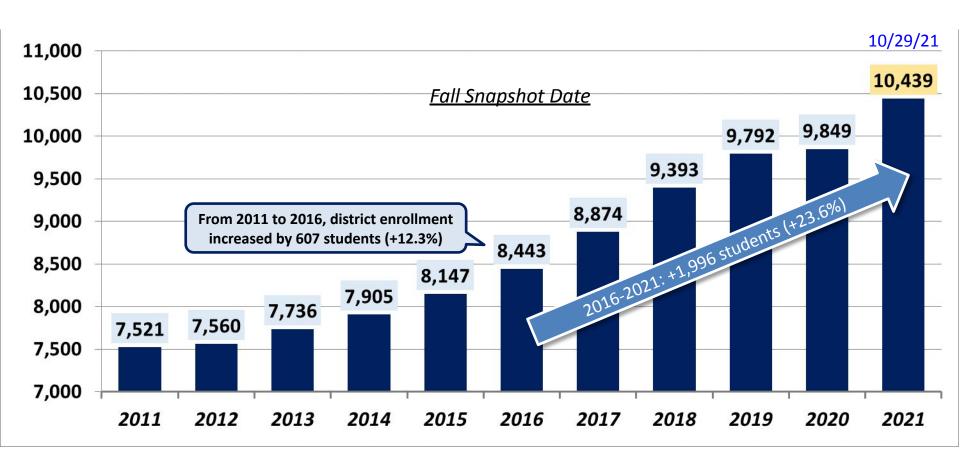
3Q 2021







MIDLOTHIAN ISD ENROLLMENT HISTORY (PK-12): FALL 2011 - FALL 2021



- District enrollment climbs to a record high of 10,439 in the Fall of 2021
- ☐ Enrollment growth over the past 5 years is nearly 2x the rate of growth seen from 2011-2016



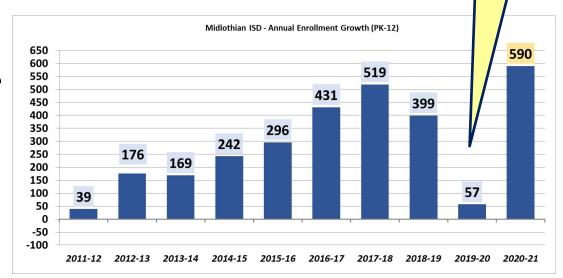


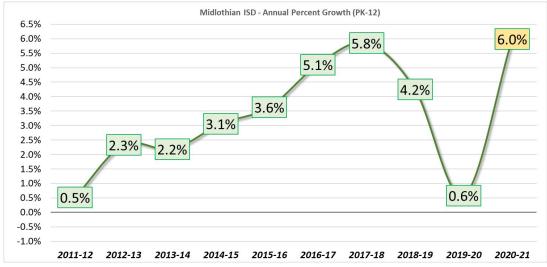
MIDLOTHIAN ISD ENROLLMENT HISTORY: PK-12 ANNUAL GROWTH 2011/12 - 2021/22

COVID-19 Pandemic impact

After the COVID-19
 environment resulted in the
 district's first
 year-over-year enrollment
 increase under 2% in 8
 years, MISD enrollment
 growth returns to
 pre-pandemic levels in Fall
 2021

Fall 2021 enrollment is up590 students or +6.0%compared to last fall

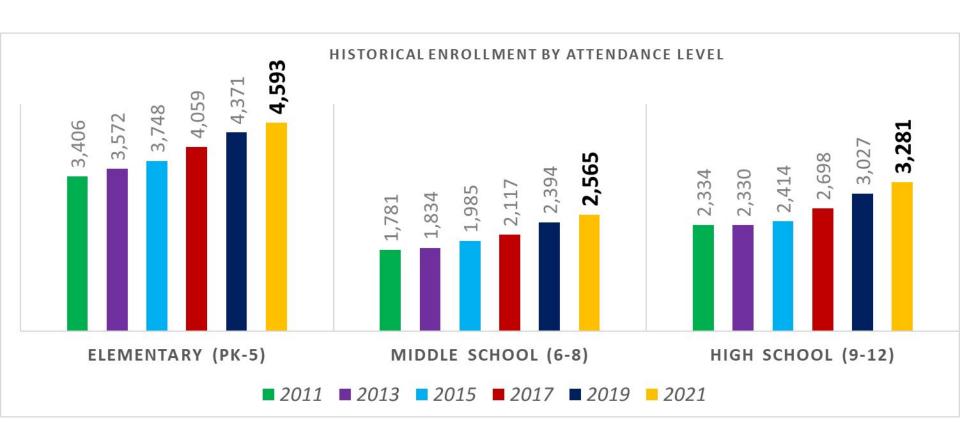








MIDLOTHIAN ISD ENROLLMENT HISTORY: GROWTH BY ATTENDANCE LEVEL







MIDLOTHIAN ISD ENROLLMENT HISTORY BY GRADE LEVEL





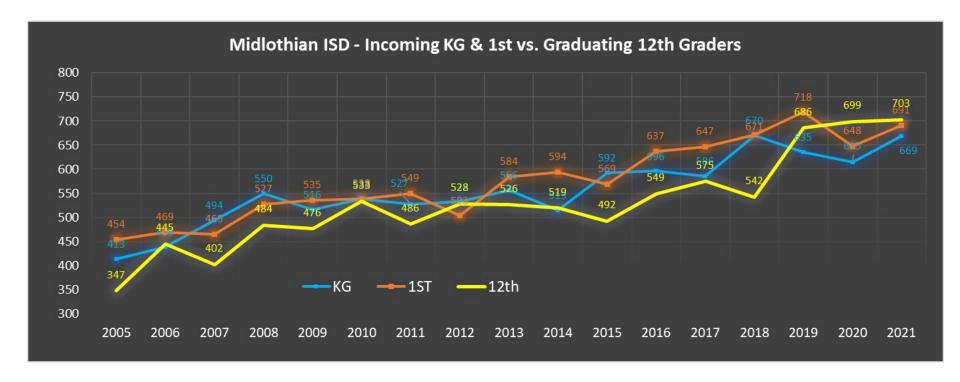
		ELEMENTARY				MIDDLE HI		HIG	HIGH								
Year															District	Annual	Percent
(Fall)	EE/PK	К	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	Change
2004	76	395	386	413	424	400	458	427	451	487	513	493	381	352	5,656		
2005	87	413	454	435	445	474	437	485	470	501	582	464	485	347	6,079	423	7.5%
2006	85	438	469	470	474	499	513	484	534	517	611	520	468	445	6,527	448	7.4%
2007	98	494	465	490	492	484	540	543	537	582	645	534	502	402	6,808	281	4.3%
2008	104	550	527	485	512	521	537	566	562	562	607	580	504	484	7,101	293	4.3%
2009	111	516	535	542	506	532	573	557	592	599	641	575	543	476	7,298	197	2.8%
2010	145	538	538	538	564	529	550	600	574	622	657	633	519	533	7,540	242	3.3%
2011	127	527	549	532	554	598	519	578	622	581	669	610	569	486	7,521	-19	-0.3%
2012	132	532	503	562	552	568	628	529	580	635	633	618	560	528	7,560	<i>39</i>	0.5%
2013	125	556	584	531	608	578	590	647	573	614	668	585	551	526	7,736	176	2.3%
2014	116	515	594	577	558	630	600	626	689	601	701	651	528	519	7,905	169	2.2%
2015	108	592	569	616	600	603	660	615	666	704	685	654	583	492	8,147	242	3.1%
2016	109	596	637	580	635	642	638	679	651	674	786	636	631	549	8,443	296	3.6%
2017	118	586	647	685	637	692	694	699	722	696	733	795	595	575	8,874	431	5.1%
2018	127	670	671	665	733	678	759	764	741	784	756	762	741	542	9,393	519	5.8%
2019	159	635	718	675	692	766	726	800	815	779	849	763	729	686	9,792	399	4.2%
2020	163	615	648	706	682	701	774	774	846	827	849	845	720	699	9,849	<i>57</i>	0.6%
2021	214	669	691	701	782	770	766	826	842	897	918	846	814	703	10,439	590	6.0%







MISD INCOMING KG & 1ST GRADE OUTGOING 12TH GRADE STUDENTS

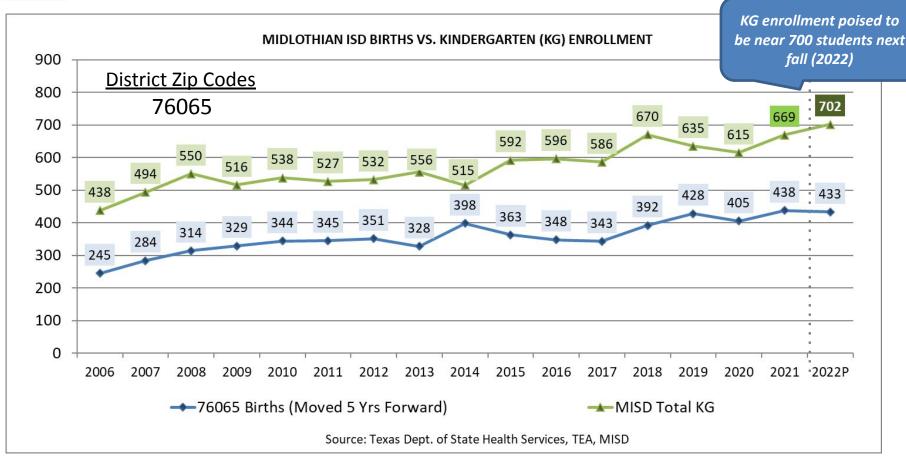


- MISD has historically been positioned for enrollment growth with more incoming KG and 1st students than outgoing 12th graders
- ☐ Covid-19 environment inverts the trend the past two years





MISD KINDERGARTEN ENROLLMENT VS. LOCAL BIRTH RATE



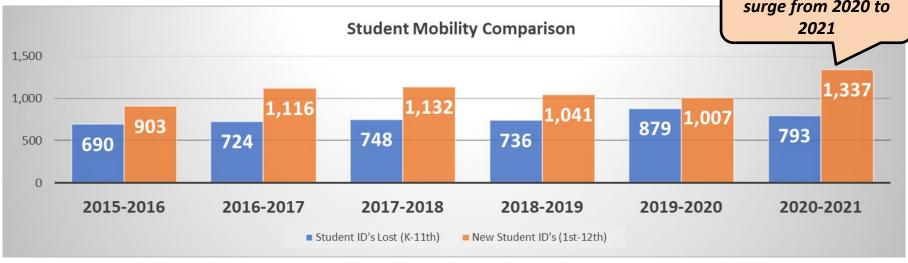
- District continues to see more KG students enrolled than originated here
- □ 2017 annual birth rate for the 76065 zip code (433) remains near the record high set in 2016
- ☐ Fall 2022 KG enrollment poised to be near 700 students





MIDLOTHIAN ISD STUDENT MOBILITY





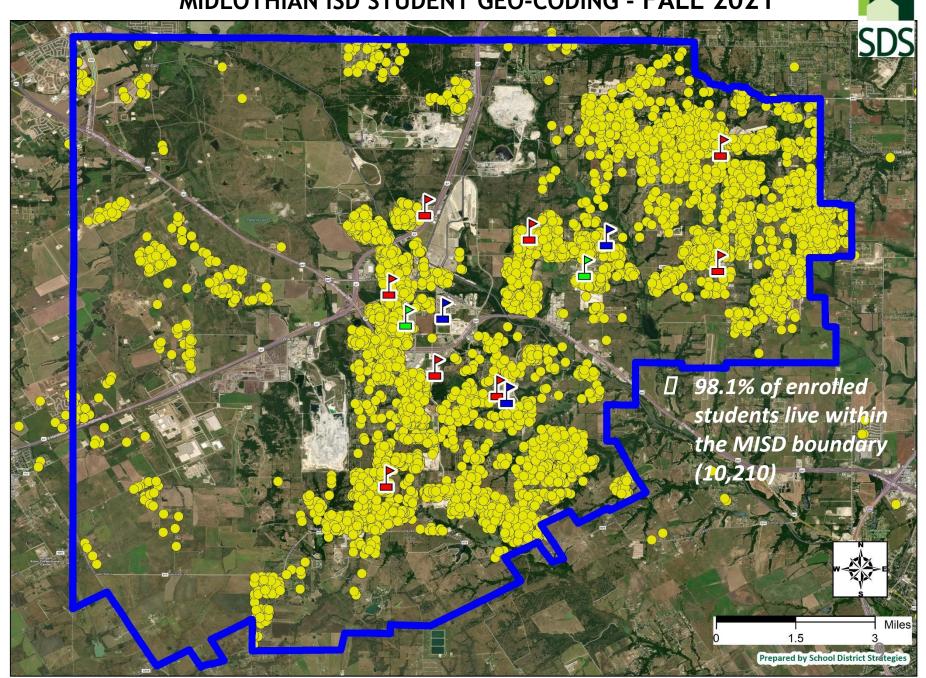
Year-to-Year	Student ID's Lost (K-11th)	New Student ID's (1st-12th)	Net Chg.
2015-2016	690	903	213
2016-2017	724	1,116	392
2017-2018	748	1,132	384
2018-2019	736	1,041	305
2019-2020	879	1,007	128
2020-2021	793	1,337	544

New Student ID's are ones that didn't exist in the previous year's data (excluding previous year Pre-K & current year Kindergarten students)

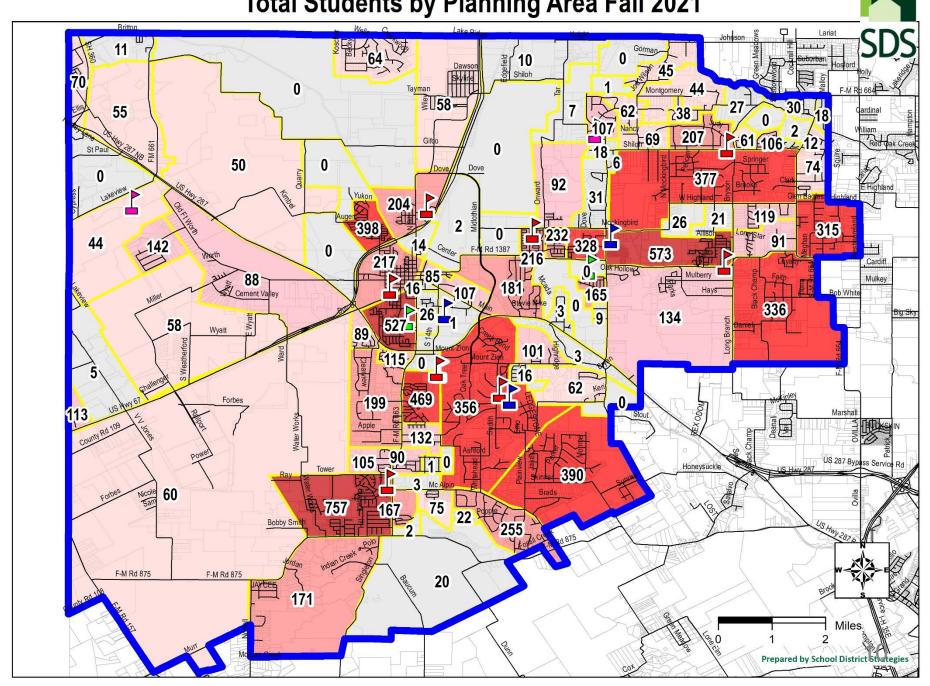
Student ID's Withdrawn/Moved ("Lost or Leaver") are ones that were present in the previous year data but do not exist in the current year data (excludes Pre-K and previous year outgoing 12th graders)



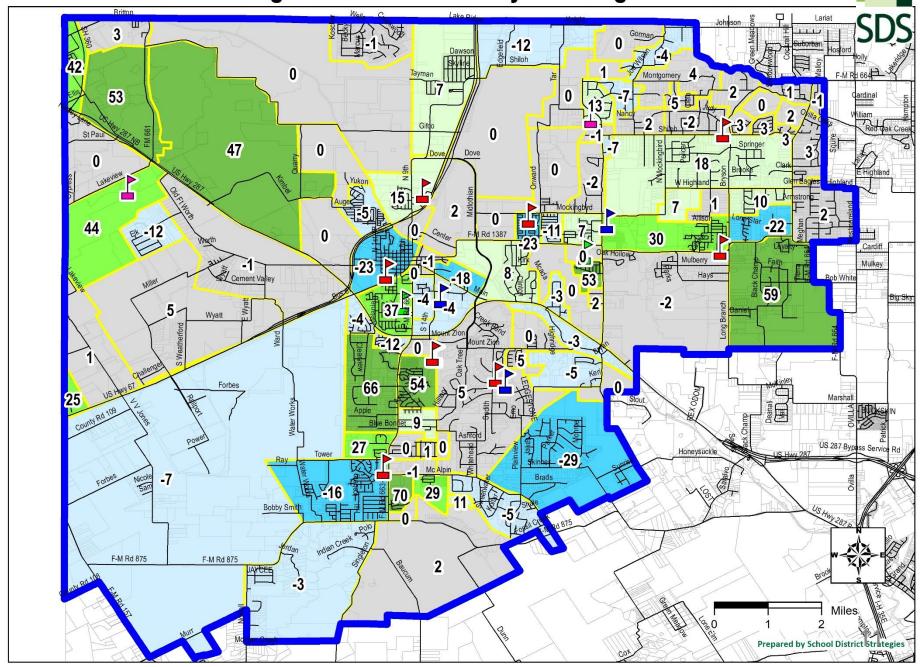
MIDLOTHIAN ISD STUDENT GEO-CODING - FALL 2021



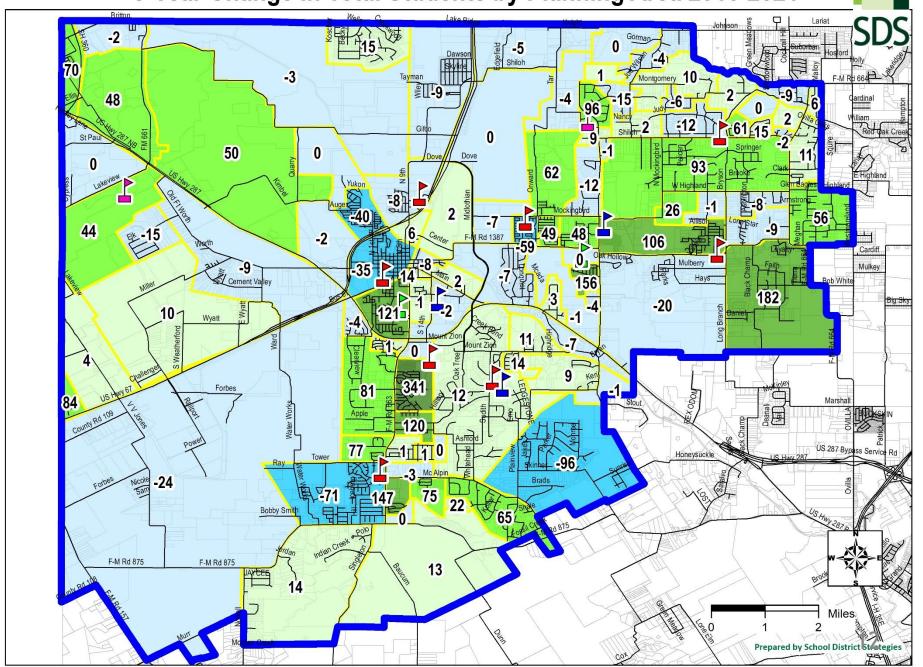
Total Students by Planning Area Fall 2021



1-Year Change in Total Students by Planning Area 2020-2021



5-Year Change in Total Students by Planning Area 2016-2021





MIDLOTHIAN ISD STUDENT YIELDS ANALYSIS (SINGLE-FAMILY HOMES)



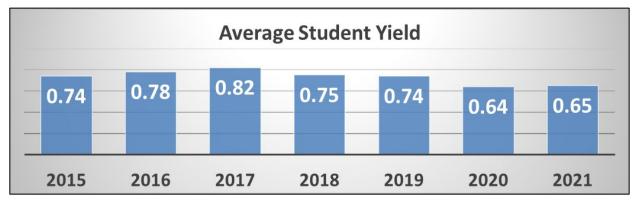
Active New Construction Subdivisions

Subdivision Name	Occupied			Elementary	EE-PK	KG-5th	6th-8th	9th-12th	PK Per HH	KG-5th Per	6th-8th	9th-12th
	Homes	Students	PHH		1000000000					НН	Per HH	Per HH
Autumn Run	165	135	0.82		4	60	30	41	0.02	0.36	0.18	0.25
Azalea Hollow	2	1		McClatchey	0	0	1	0	0.00	0.00	0.50	0.00
Bob White Estates	72	70	0.97		0	30	24	16	0.00	0.42	0.33	0.22
Bryson Manor	89	61		McClatchey	0	32	21	8	0.00	0.36	0.24	0.09
Bryson Springs	96	94	0.98	McClatchey	1	40	22	31	0.01	0.42	0.23	0.32
Coventry Crossing	220	163	0.74		3	77	39	44	0.01	0.35	0.18	0.20
Cross Creek/Morren Meadows	66	45	0.68	Longbranch	0	16	10	19	0.00	0.24	0.15	0.29
Dove Creek	146	75	0.51	Mt. Peak	3	44	17	11	0.02	0.30	0.12	0.08
Estates of Somercrest	35	11	0.31	Miller	0	6	1	4	0.00	0.17	0.03	0.11
Four Trees	124	99		McClatchey	3	55	19	22	0.02	0.44	0.15	0.18
Green way Trails	144	53	0.37	Vitovsky	4	26	12	11	0.03	0.18	0.08	0.08
Hawkins Meadow	104	58	0.56	Irvin	2	21	13	22	0.02	0.20	0.13	0.21
Heritage Hills Estates	2	2	1.00	Vitovsky	0	1	1	0	0.00	0.50	0.50	0.00
Hillstone Estates	77	63	0.82	Miller	2	31	13	17	0.07	0.36	0.46	0.18
Horizon Estates	41	37	0.90	Longbranch	0	20	9	8	0.00	0.49	0.22	0.20
Horseshoe Meadows	21	3	0.14	Longbranch	0	3	0	0	0.00	0.14	0.00	0.00
Jordan Run	93	84	0.90	Mt. Peak	2	37	22	23	0.02	0.40	0.24	0.25
La Paz North	37	22	0.59	Miller	0	12	6	4	0.00	0.32	0.16	0.11
La Paz South	15	10	0.67	Mt. Peak	0	7	2	1	0.00	0.47	0.13	0.07
Lake Ridge - Timbers and Summit	98	65	0.66	Vitovsky	1	26	16	22	0.01	0.27	0.16	0.22
Lawson Farms	598	468	0.78	Miller	8	191	133	136	0.01	0.32	0.22	0.23
Legacy Estates	114	77	0.68	Longbranch	3	43	14	17	0.03	0.38	0.12	0.15
Long Branch Estates	38	25	0.66	Longbranch	0	13	4	8	0.00	0.34	0.11	0.21
Massey Meadows	133	85		Longbranch	2	34	26	23	0.02	0.26	0.20	0.17
McAlpin Manor	151	123	0.81	Miller	1	46	33	43	0.01	0.30	0.22	0.28
Midtowne	85	23	0.27	Irvin	0	7	7	9	0.00	0.08	0.08	0.11
Mill Valley	99	36	0.36	Vitovsky	1	16	9	10	0.01	0.16	0.09	0.10
Mockingbird Springs	42	26	0.62	Longbranch	0	12	7	7	0.00	0.29	0.17	0.17
Patriot Estates	208	113	0.54		2	47	33	31	0.01	0.23	0.16	0.15
Prairie Ridge	128	44			2	18	18	6	0.02	0.14	0.14	0.05
Stonewood Ranch	69	38	0.55	McClatchev	1	13	9	15	0.01	0.19	0.13	0.22
The Aviary	17	6		McClatchey	0	2	1	3	0.00	0.12	0.06	0.18
The Grove	195	165	0.85		2	80	41	42	0.01	0.41	0.21	0.22
Thomas Trail Estates	89	73	0.82		3	41	13	16	0.03	0.46	0.15	0.18
Villas of Somercrest	26	5	0.19		0	2	1	2	0.00	0.08	0.04	0.08
Waters Edge	5	7	1000000	McClatchey	0	0	2	5	0.00	0.00	0.40	1.00
			2.70			-	_	-	Average			
Totals	3,644	2,465			50	1,109	629	677	0.01	0.28	0.19	0.18
	District	1745.5										
	Average	0.65							PK-5 =	0.29		



MIDLOTHIAN ISD STUDENT YIELDS ANALYSIS (SINGLE-FAMILY HOMES)





The average yield per home in subdivisions with active new home construction is currently 0.65 per home

Historical Yield by Attendance Level	ES PK-5 th	MS 6 th -8 th	HS 9th-12 th
2021	0.29	0.19	0.18
2020	0.29	0.18	0.18
2019	0.36	0.19	0.19
2018	0.37	0.19	0.19
2017	0.39	0.19	0.24

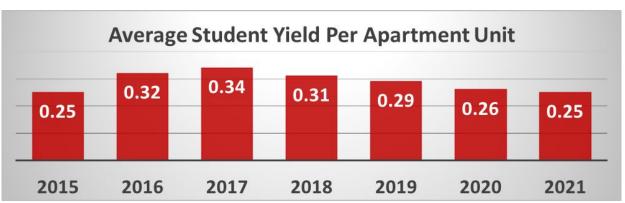
Data Reflects Students
<u>Enrolled</u> in MISD



MIDLOTHIAN ISD STUDENT YIELDS MULTI-FAMILY ANALYSIS



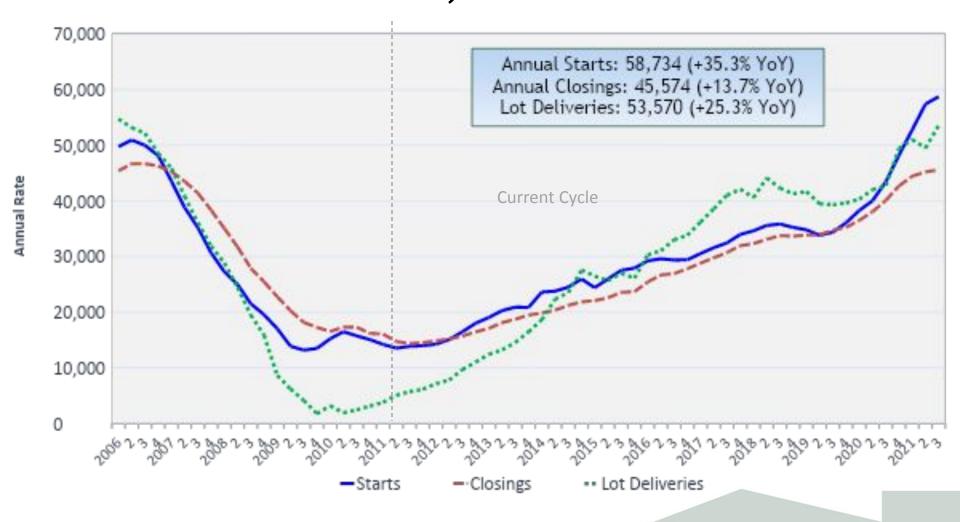
Apartment Complex	Address	City	Total Units	Total Students	Students PHH	Elem Students	Middle School	High School	Elem Per Unit	Middle Per Unit	High Per Unit
The Julian at South Pointe	1300 Lowe Rd.	Mansfield	225	29	0.13	15	7	7	0.07	0.03	0.03
The Audrey at South Pointe	3361 Harmon Rd.	Mansfield	184	5	0.03	2	1	2	0.01	0.01	0.01
Eastwood Apartments	110 S 14th St.	Midlothian	56	11	0.20	7	2	2	0.13	0.04	0.04
Lakeside Villas	2991 Lakeside Dr.	Midlothian	125	46	0.37	21	12	13	0.17	0.10	0.10
Magnolia View (aka Timber Oaks)	721 E Ridge Dr.	Midlothian	180	51	0.28	28	10	13	0.16	0.06	0.07
Oxford Square	400 E. Main St.	Midlothian	36	12	0.33	5	1	6	0.14	0.03	0.17
Pecan Ridge/Ridgeway	100 E. Ridgeway	Midlothian	192	49	0.26	26	9	14	0.14	0.05	0.07
Stonegate Square	104 S 14th St	Midlothian	29	14	0.48	5	3	6	0.17	0.10	0.21
The Mark	999 W. Stephenson	Midlothian	229	36	0.16	20	6	10	0.09	0.03	0.04
Turtle Cove	1600 N 9th St.	Midlothian	96	25	0.26	20	2	3	0.21	0.02	0.03
Totals/Averages			1,352	278	0.25	149	53	76	0.13	0.04	0.08



Historical Yield by Attendance Level	ES PK-5 th	MS 6 th -8 th	HS 9th-12 th
2021	0.13	0.04	0.08
2020	0.11	0.06	0.09
2019	0.12	0.07	0.10

In 2021, the district's average multi-family yield declines to **0.25** enrolled students per apartment unit

DFW: NEW HOME STARTS, CLOSINGS & LOT DELIVERIES



□ DFW new home activity climbs to record highs in the 3rd quarter of 2021



DFW HOUSING MARKET-WORKING THROUGH THE BACKLOG

Combined Factors Produces Wave of Buyer Demand in 2021

- From 1Q10 thru 1Q20, about 1 million net jobs created in DFW, but only 267K home starts
 - Recall that historical ratio closer to 2:1
 - During 2017-2019, many would-be buyers are limited from purchasing a home because of affordability
- Drop in mortgage rates unlocks pent up demand for renters
- Leading edge Millennials become First-time buyers
- Existing home market stripped of inventory
- Relos keep coming during pandemic

Buyer Demand Outpaces Construction Capacity

- By 3Q21, YoY annual rate up 35% to 58,734 starts
- But Construction Capacity at 45K units (closings)—limited number of workers, constrained supply chain can't keep pace with demand
- WIP surges 77% YoY, construction cycle times mushroom
- Builders raise prices: Entry-level houses up at least \$50K YoY, move-up houses by as much as \$150K



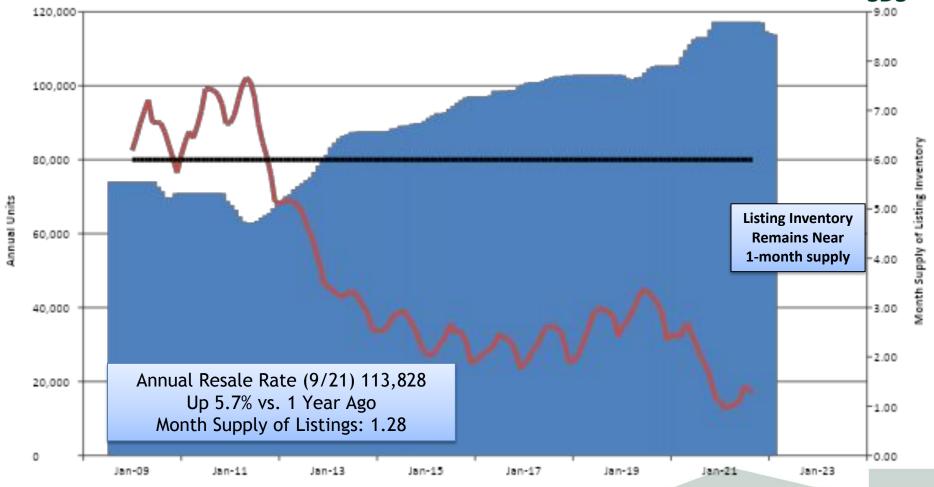
30-YEAR MORTGAGE RATE





DFW EXISTING HOME SALES (DFW MSA)

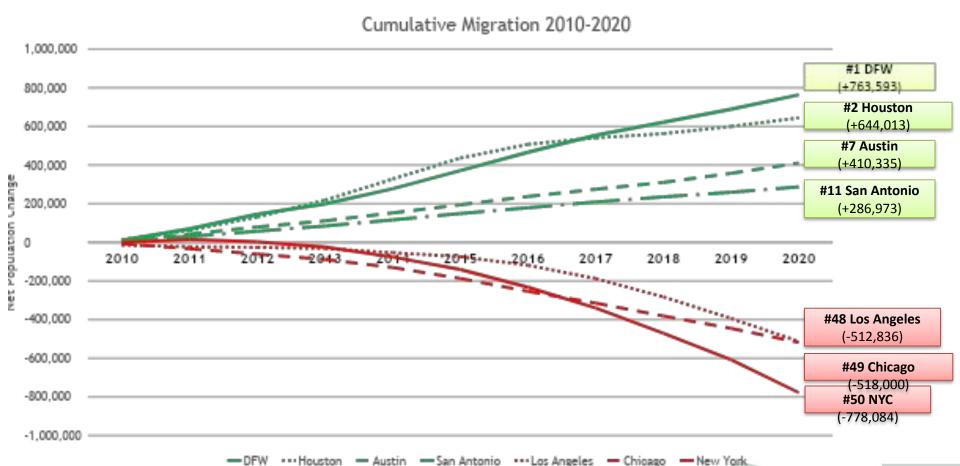




Source: Texas A&M Real Estate Center
Note that Texas A&M has redefined MLS Area to MSA instead of previous area compilations

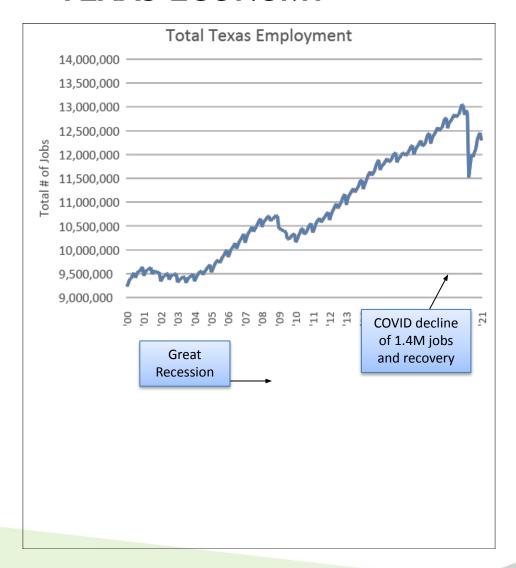
MIGRATION—COMPARISON OF TOP 50 U.S. MSAs





Analysis reviews net migration patterns in the top 50 most populated US MSAs for 2010-2020 Source: US Census Bureau

TEXAS ECONOMY



Tracking the Employment Recovery

Difference From Pre-Pandemic Level of 2/20 and 9/21

United States

- -3.286 million -2.18%

Texas

- -90,200 -0.70%

Major Texas Markets (Sept 2021) Gap From Pre-Pandemic High

- DFW -2,400 -0.06%

Houston -115,800 -3.63%

Austin +16,700 +1.46%

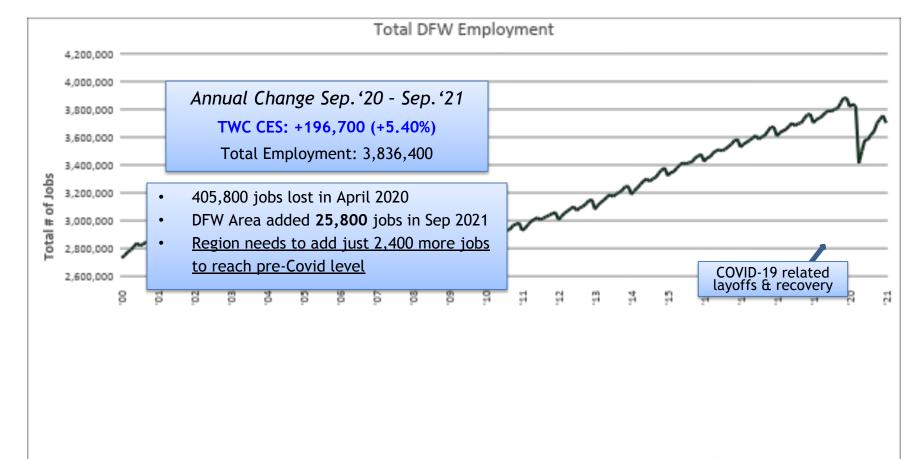
San Antonio -3,800 -0.35%

Source: TWC - CES (Not Seasonally Adjusted)



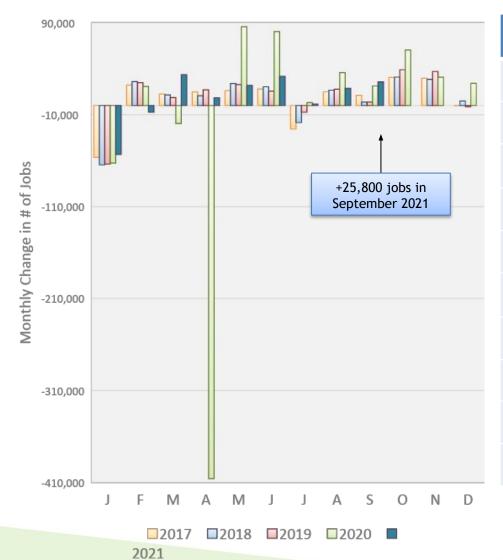
DFW EMPLOYMENT RECOVERY





Sources: TWC - CES, Dallas Federal Reserve (Not Seasonally Adjusted)

MONTHLY CHANGE IN DFW EMPLOYMENT



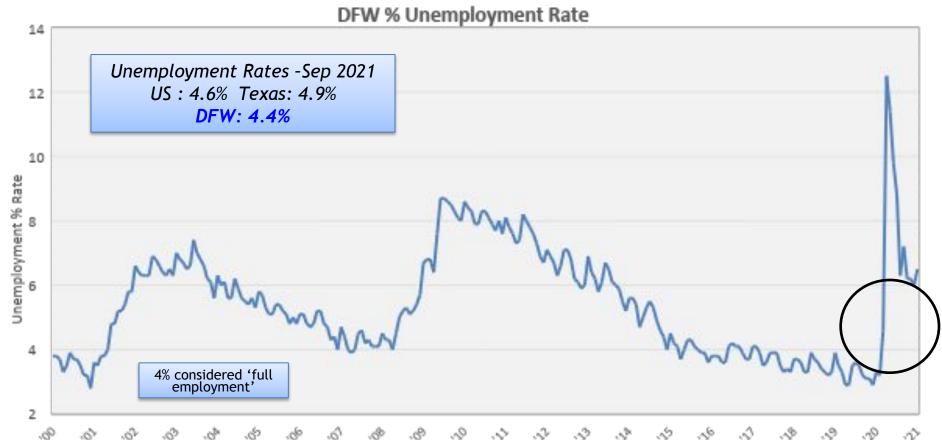
September 2021	Annual Change	% Change
Mining, Log, Construction	+5,800	+2.7
Manufacturing	+7,200	+2.6
Trade, Transportation & Utilities	+35,100	+4.4
Information	+1,200	+1.6
Financial Activities	+4,800	+1.5
Professional & Business Services	+63,300	+10.2
Education & Health Services	+8,300	+1.9
Leisure & Hospitality	+48,900	+15.2
Other Services	+11,600	+10.5
Government	+10,500	+2.3

Source: TWC-CES Survey (NSA)



DFW UNEMPLOYMENT

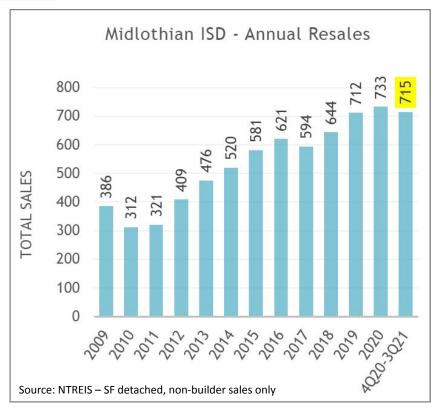




Not Seasonally Adjusted Source: TWC - LAUS



MIDLOTHIAN PREOWNED HOME SALES





- From 2016-2018, MISD averaged 620 pre-owned home sales per year
- Since mid-2019, the annual rate has increased to an average of 716 sales
- 715 total resales in the district from 4Q20-3Q21
- MISD's median resale sold price over the past year was a record \$370,526 (10.6% vs. YoY)
- DFW's annual median resale price currently \$351,000





MIDLOTHIAN ISD QUARTERLY NEW HOME CONSTRUCTION



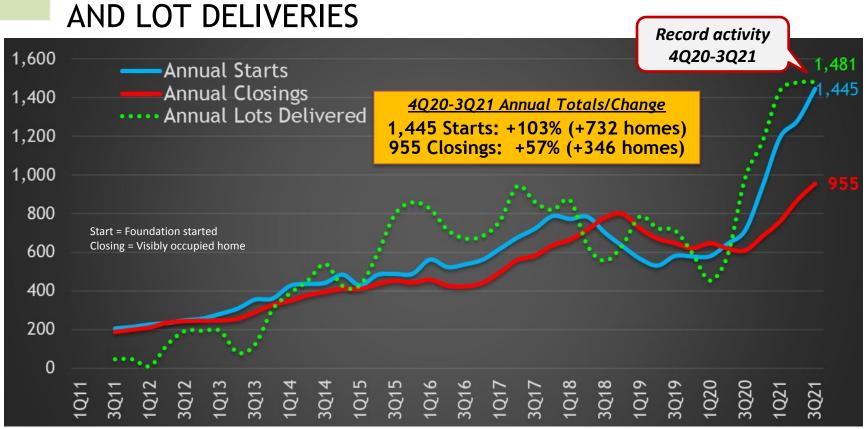
Start = Foundation started Closing = Visibly occupied home

Starts	2015	2016	2017	2018	2019	2020	2021
1Q	92	166	223	208	143	144	397
2Q	153	114	172	183	148	213	300
3Q	124	138	184	101	151	219	386
4Q	120	144	209	140	137	366	
Total	489	562	788	632	579	942	1,083
Closings	2015	2016	2017	2018	2019	2020	2021
1Q	79	95	150	179	103	129	206
2Q	132	101	165	218	166	139	250
3Q	136	132	154	216	193	183	268
4Q	95	113	166	185	158	232	
Total	442	441	635	798	620	683	724

- Builders started 386 homes in MISD during the 3rd quarter of 2021; climbing back to near the quarterly record set in 1Q21
- 268 closings occurred in 3Q21, a new quarterly record



MIDLOTHIAN ISD ANNUAL NEW HOME CONSTRUCTION



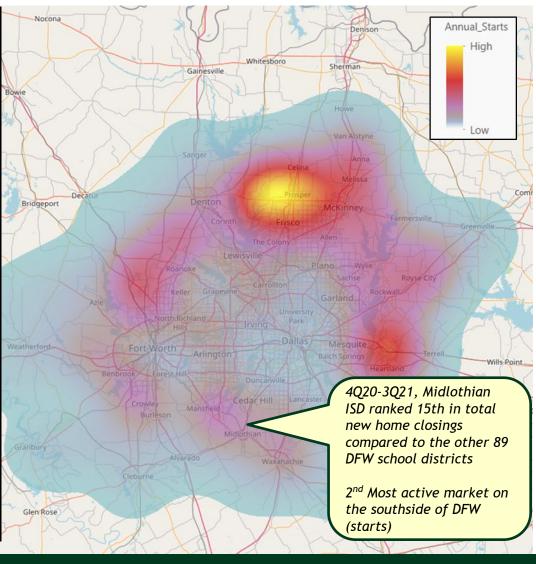
- 1,445 annual starts in MISD from 4Q20-3Q21, a 103% increase over the same period last year □ Record high for annual starts in the district
- Annual closings increased to 955 homes, up 57% YoY and a <u>new annual record</u>
- Developers delivered 1,481 new single-family residential lots in MISD over the past year
 Also a new record high in a 12-month period





DFW SCHOOL DISTRICT NEW HOME ACTIVITY RANKED BY ANNUAL NEW HOME CLOSINGS 4Q20-3Q21

Rank	District	Annual Starts	Annual Closings	
1	Northwest	4,063	3,404	
2	Denton	3,845	2,865	
3	Forney	3,940	2,679	
4	Prosper	4,309	2,672	
5	Frisco	2,159	2,062	
6	Eagle Mountain- Saginaw	1,316	1,800	
7	Princeton	1,985	1,518	
8	Royse City	1,782	1,290	
9	Rockwall	1,192	1,089	
10	Dallas	1,164	1,073	
11	Crandall	1,145	1,041	
12	Anna	1,192	997	
13	Lewisville	1,289	981	
14	Mansfield	1,291	976	
15	Midlothian	1,445	955	
16	Crowley	1,475	937	
17	Melissa	1,011	894	
18	Aubrey	953	880	
19	Ft. Worth	833	876	
20	Waxahachie	1,213	850	







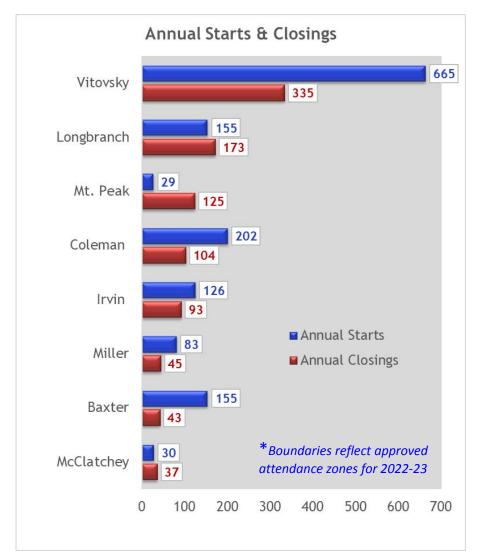
MIDLOTHIAN ISD TOP PRODUCING NEW HOME SUBDIVISIONS 4Q20-3Q21 (ranked by annual closings)



Rank	Subdivision	Annual Starts	Annual Closings	Elementary Zone	Middle School Zone	High School Zone
1	Greenway Trails	<mark>334</mark>	144	Vitovsky	Frank Seale	Midlothian
2	Prairie Ridge	<mark>225</mark>	128	Vitovsky	Frank Seale	Midlothian
3	Coventry Crossing	15	99	Mt. Peak	Dieterich	Midlothian
4	Patriot Estates	63	83	Irvin	Dieterich	Midlothian
5	Massey Meadows	47	81	Longbranch	Walnut Grove	Heritage
6	Autumn Run	75	63	Coleman	Dieterich	Midlothian
7	Mill Valley	70	55	Vitovsky	Frank Seale	Midlothian
8	Legacy Estates	13	46	Longbranch	Walnut Grove	Heritage
9	The Grove	<mark>155</mark>	43	Baxter	Walnut Grove	Heritage
10	Four Trees	10	23	McClatchey	Walnut Grove	Heritage
11	Thomas Trail Estates	9	23	Mt. Peak	Dieterich	Midlothian
12	Hawkins Meadows	24	21	Coleman	Dieterich	Midlothian
13	Horseshoe Meadows	56	21	Longbranch	Walnut Grove	Heritage
14	La Paz Ranch Estates	3	15	Miller/Mt. Peak	Dieterich	Midlothian
15	Dove Creek	64	14	Coleman	Dieterich	Midlothian
16	Horizon Estates	21	14	Longbranch	Walnut Grove	Heritage
	Villas of Somercrest	41	12	Miller	Dieterich	Midlothian
	Heritage Hills Estates	52	2	Irvin	Dieterich	Midlothian
	Brandi Ridge Ph. 2 & 3	42	1	Mt. Peak/Coleman	Dieterich	Midlothian
	Stone Hollow Estates	21	0	Miller	Dieterich	Midlothian
	Heritage Town	17	0	Vitovsky	Frank Seale	Midlothian

^{*}Boundaries reflect approved attendance zones for 2022-23

MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE

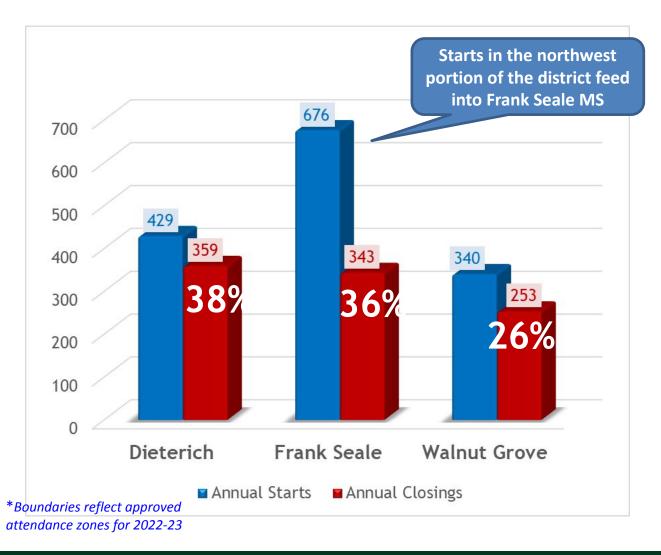


- Activity in the Vitovsky zone continues to lead the district's new home growth;
 665 new homes starts and 335 occupied over the past 12 months
- Longbranch, Mt. Peak, and Coleman zones each produced over 100 closings over the past year
- Coleman zone now seeing the 2nd most annual starts
- Baxter starts climbing due to activity at The Grove





MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE

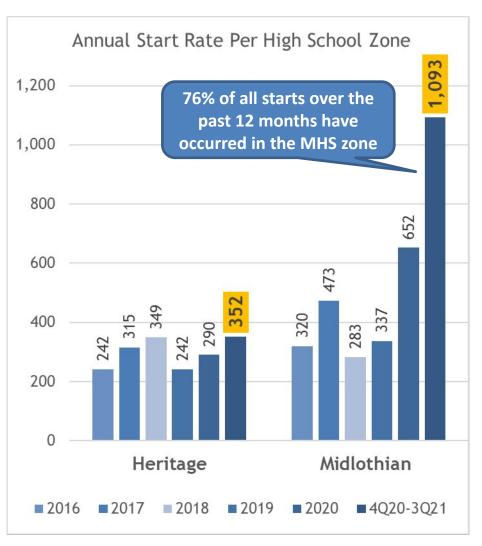


- Annual closings by middle school boundary are fairly balanced
- Frank Seale zone seeing the majority of the district's new home starts (47%)



MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY HIGH SCHOOL ATTENDANCE ZONE

*Boundaries reflect approved attendance zones for 2022-23

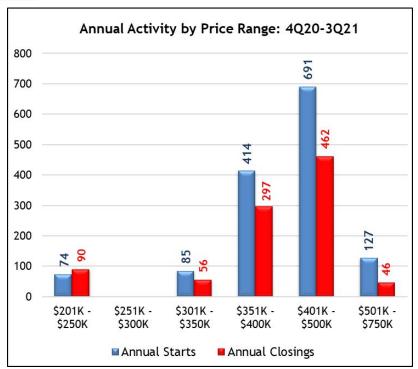


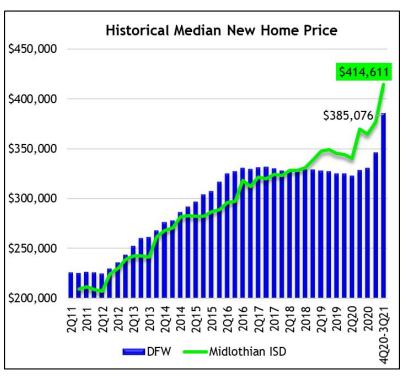






DISTRICT MEDIAN NEW HOME PRICE HISTORY

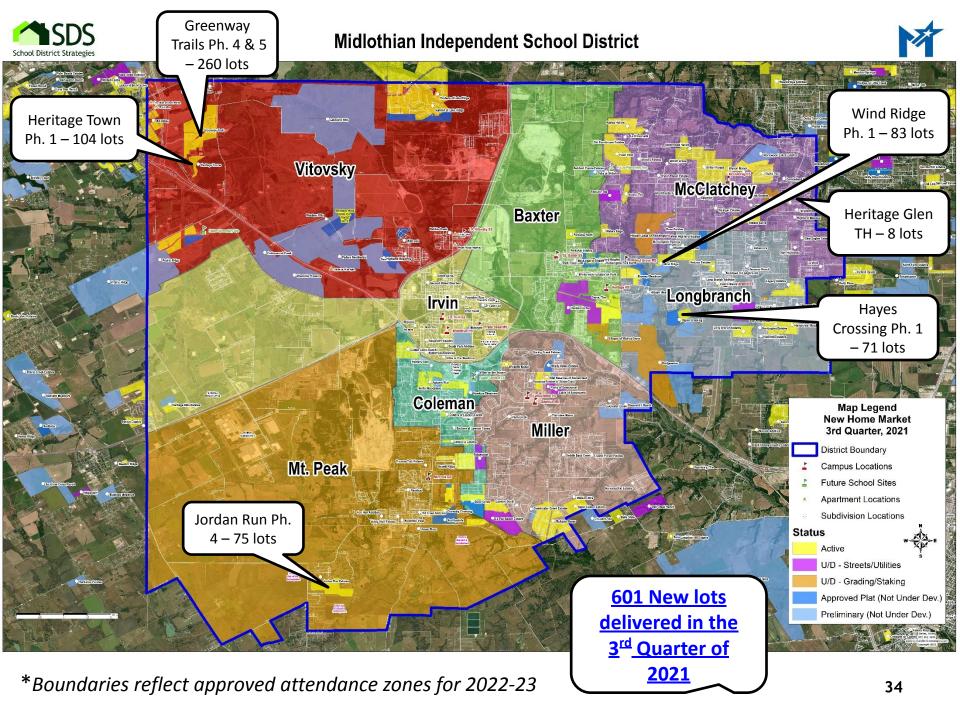




- 85% of the district's new home starts located in subdivisions with average base pricing over \$350K
- District's median new home price now stands at a record \$414,611 (+12.1% YoY)
- \Box DFW Median New Home Price = \$385,076 (+17.4% YoY)

Median New Home Prices by City								
Midlothian	\$451,619							
Grand Prairie-South	\$391,205							
Venus	\$224,614							
Mansfield	\$425,750							
Waxahachie	\$437,667							
Cedar Hill	\$477,500							
Ovilla	\$414,327							







MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY



- 974 total homes currently in production (started not occupied)
 - 1,670 vacant developed lots remaining as of month-end Sept. 2021
 - 1,630 lots under development at the end of 3Q21

*New or updated in 3Q21

Subdivision	Phase / Section (s)	Lot Width (s)	Total Lots	Elementary Zone	Middle Zone	High School Zone	City
Cross Creek	8	150'	4	Longbranch	Walnut Grove	Heritage	Ellis County Uninc.
Bridgewater	1-3	60'	334	Longbranch	Walnut Grove	Heritage	Midlothian
The Grove	5	70'	116	Baxter	Walnut Grove	Heritage	Midlothian
Redden Farms	ср	40', 50', 60', 70'	377	Baxter	Walnut Grove	Heritage	Midlothian
Ridgepoint	1	70', 95'	144	Coleman	Dieterich	Midlothian	Midlothian
La Paz Ranch	3	150'	65	Miller	Dieterich	Midlothian	Midlothian
Sagebrush	1	160'	67	Longbranch	Walnut Grove	Heritage	Midlothian
Villages of Walnut Grove	1	60',70',70'	187	Baxter	Walnut Grove	Heritage	Midlothian
Hidden Lakes on Mockingbird	1	150'	83	McClatchey	Walnut Grove	Heritage	Midlothian
The Arbours	1	160'	46	McClatchey	Walnut Grove	Heritage	Midlothian
Winding Creek	1	150'	43	McClatchey	Walnut Grove	Heritage	Midlothian
Lakes of Somercrest	1	60'	99	Miller	Dieterich	Midlothian	Midlothian
Parks of Somercrest	1	60'	56	Miller	Dieterich	Midlothian	Midlothian
Midtowne	8	80'	9	Irvin	Frank Seale	Midlothian	Midlothian



MISD PROPOSED RESIDENTIAL PROJECTS

(not currently active or under development)

Subdivision	Proposed Lots	Elementary Zone
Mockingbird Heights	97	Baxter
Oaks of Shiloh	10	Baxter
Villas on the Square	90	Coleman
Avilla Woodstone**	200	Coleman
Z11-2015-48**	67	Irvin
Mockingbird Farms	4	Longbranch
West Highland Estates	33	Longbranch
Stonewood Lakes Estates	143	McClatchey
Lone Star Ranch (Diamond J Ranch)	400	Miller
Shady Valley Estates	115	Miller
Spring Creek Estates	104	Miller
Reserves at Somercrest	16	Miller
Southpointe	35	Mt. Peak
Cottonwood Creek	325	Vitovsky
Highland Meadows	881	Vitovsky
Lakeview Hills	4,077	Vitovsky
Padera Residential	214	Vitovsky
Westside Preserve	787	Vitovsky
Windsor Hills	527	Vitovsky

- ☐ New or updated in 3Q21
- **Initial prelim plat denied by P&Z
- 11,852 additional single-family lots are planned in MISD
- Combined there are nearly 16,126 lots in-process/planned as of month-end Sept. 2021 in MISD (total of homes U/C, VDL, lots U/D, and future lots)

^{*}Boundaries reflect approved attendance zones for 2022-23



MIDLOTHIAN ISD NEW HOME LOT INVENTORY BY ATTENDANCE ZONE 3Q21

Element	ary Atten	dance Le	vel	sy 3					
School	Quarter Starts	Annual Starts	Quarter Closings	Annual Closings	VDL	uc	FV	Model	Future Lots
Baxter	15	155	24	43	125	104	23	3	1,202
Coleman	90	202	24	104	177	160	7	2	678
Irvin	21	126	8	93	20	51	9	0	453
Longbranch	23	155	41	173	239	80	21	4	1,937
McClatchey	12	30	5	37	242	22	5	0	361
Miller	32	83	9	45	81	62	8	1	862
Mt. Peak	5	29	13	125	80	6	3	2	73
Vitovsky	188	665	144	335	706	355	38	8	7,916
Total	386	1,445	268	955	1,670	840	114	20	13,482

Middle Attendance Level

School	Quarter Starts		Quarter Closings		VDL	uc	FV	Model	Future Lots
Dieterich	146	429	50	359	343	272	24	5	1,666
Frank Seale	190	676	148	343	794	362	41	8	5,012
Walnut Grove	50	340	70	253	533	206	49	7	6,804
Total	386	1,445	268	955	1,670	840	114	20	13,482

High Attendance Level

School	Quarter Starts		Quarter Closings	Annual Closings	VDL	uc	FV	Model	Future Lots
Heritage	54	352	72	261	736	218	50	7	3,636
Midlothian	332	1,093	196	694	934	622	64	13	9,846
Total	386	1,445	268	955	1,670	840	114	20	13,482

AERIAL PHOTOS OCTOBER 6, 2021



GREENWAY TRAILS School District Strategies











HIDDEN LAKES ON MOCKINGBIRD / WIND RIDGE



PARKSIDE NORTH











VILLAGE OF WALNUT GROVE / THE GROVE





LAKES/PARKS/VILLAS OF SOMERCREST

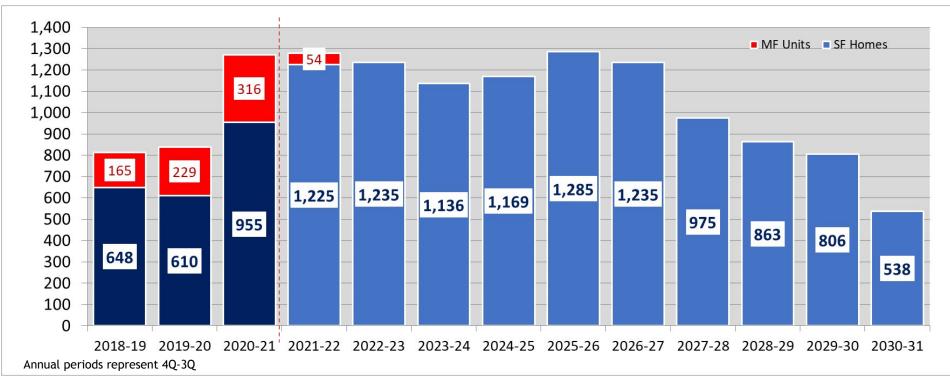






MIDLOTHIAN ISD NEW HOME CONSTRUCTION MODERATE GROWTH CLOSINGS FORECAST FALL 2022-2031



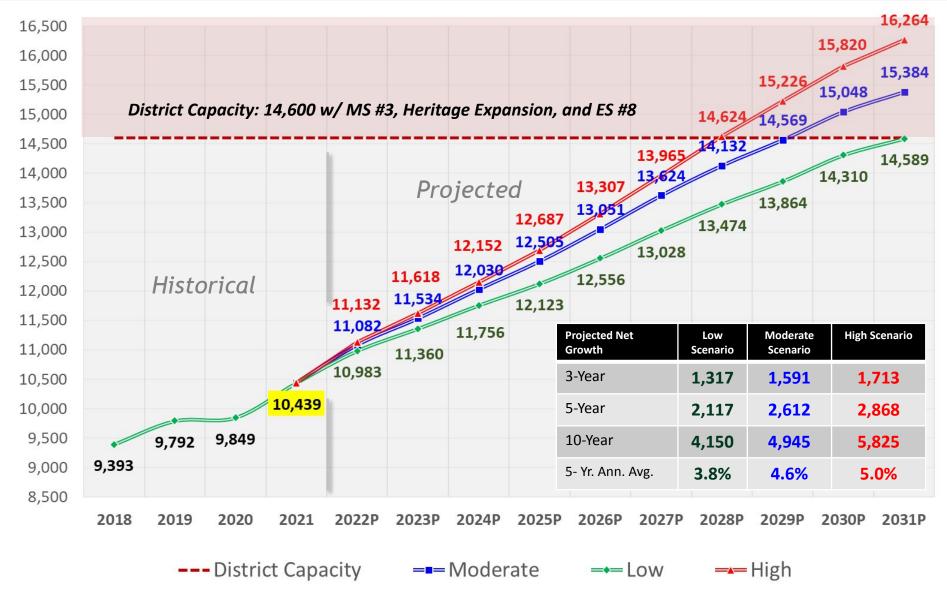


- New home construction in the district is accelerating and the gap between starts and occupied homes is widening; district is poised to see an average of an average of 1,200 closings over the next five years
- Under the revised Moderate Scenario, MISD builders could produce approximately 6,000 total new homes by Fall 2026
- Over the next 10 years, MISD is poised to see nearly 11,000 new homes new homes built
- ☐ The Audrey at South Pointe apartments (211 units) and Padera Lakeside Villas now 80-90% leased out.



MIDLOTHIAN ISD 10-YEAR ENROLLMENT PROJECTIONS









Midlothian ISD - Campus	Historical	Pı	rojected Fa	II Snapsho	t Enrollme	nt FALL 2	2022 ATTE	VDANCE ZO	ONES (DRA	FT 12.20.2	1)
Projections (Moderate	11100011011										,
Scenario)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Baxter Elementary		Camp	us Capacity	= 750							
Total Enrollment	575	604	640	688	695	744	789	830	863	896	910
Capacity Utilization	77%	81%	85%	92%	93%	99%	105%	111%	115%	119%	121%
Space Remaining	175	146	110	62	55	6	-39	-80	-113	-146	-160
Irvin Elementary		Camp	us Capacity	= 750			a .			,	
Total Enrollment	690	667	671	658	668	683	678	675	676	677	678
Capacity Utilization	92%	89%	89%	88%	89%	91%	90%	90%	90%	90%	90%
Space Remaining	60	83	79	92	82	67	72	75	74	73	72
Longbranch Elementary		Camp	us Capacity	= 750							
Total Enrollment	591	619	636	656	733	817	892	958	1,010	1,062	1,113
Capacity Utilization	79%	83%	85%	87%	98%	109%	119%	128%	135%	142%	148%
Space Remaining	159	131	114	94	17	-67	-142	-208	-260	-312	-363
Miller Elementary		Camp	us Capacity	= 750							
Total Enrollment	715	479	456	479	484	506	521	531	536	540	544
Capacity Utilization	95%	64%	61%	64%	65%	67%	70%	71%	71%	72%	73%
Space Remaining	35	271	294	271	266	244	229	219	214	210	206
Mt. Peak Elementary		Camp	us Capacity	= 750		10					
Total Enrollment	650	593	624	639	646	635	665	698	733	765	790
Capacity Utilization	87%	79%	83%	85%	86%	85%	89%	93%	98%	102%	105%
Space Remaining	100	157	126	111	104	115	85	52	17	-15	-40
Vitovsky Elementary		Camp	us Capacity	= 750							
Total Enrollment	688	633	709	757	849	972	1,111	1,236	1,380	1,523	1,629
Capacity Utilization	92%	84%	95%	101%	113%	130%	148%	165%	184%	203%	217%
Space Remaining	62	117	41	-7	-99	-222	-361	- 486	-630	-773	-879
McClatchey Elementary		Camp	us Capacity	= 750							
Total Enrollment	684	677	671	667	700	716	738	760	771	774	778
Capacity Utilization	91%	90%	90%	89%	93%	95%	98%	101%	103%	103%	104%
Space Remaining	66	73	79	83	50	34	12	-10	-21	-24	-28
Coleman Elementary		Camp	us Capacity	= 750							
Total Enrollment		501	571	605	648	666	675	677	681	684	687
Capacity Utilization		67%	76%	81%	86%	89%	90%	90%	91%	91%	92%
Space Remaining		249	179	145	102	84	75	73	69	66	63
Elementary Totals		Tota	l Elementar	y Capacity	w/ ES #8 = 6	5,000					
Total Enrollment	4,593	4,773	4,978	5, 150	5,423	5,739	6,070	6,367	6,650	6,921	7,128
Capacity Utilization	87%	80%	83%	86%	90%	96%	101%	106%	111%	115%	119%
Space Remaining	657	1,227	1,022	850	577	261	-70	-367	-650	-921	-1,128



(MODERATE GROWTH SCENARIO)



Midlothian ISD - Campus	Historical	Pi	rojected Fa	II Snapsho	t Enrollmer	nt FALL 2	2022 ATTEN	NDANCE ZO	DNES (DRA	FT 12.20.2	1)
Projections (Moderate Scenario)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Frank Seale Middle		Сатри	us Capacity =	= 1,200							
Total Enrollment	709	763	809	904	931	975	1,040	1,128	1,230	1,299	1,336
Capacity Utilization	59%	64%	67%	75%	78%	81%	87%	94%	103%	108%	111%
Space Remaining	491	437	391	296	269	225	160	72	-30	-99	-136
Walnut Grove Middle		Сатри	us Capacity =	= 1,200							
Total Enrollment	1,037	951	974	979	985	1,003	1,010	1,065	1,084	1,105	1,113
Capacity Utilization	86%	79%	81%	82%	82%	84%	84%	89%	90%	92%	93%
Space Remaining	163	249	226	221	215	197	190	135	116	95	87
Dieterich Middle		Сатри	us Capacity =	= 1,200							
Total Enrollment	819	960	984	1,007	985	1,005	978	939	916	925	944
Capacity Utilization	68%	80%	82%	84%	82%	84%	81%	78%	76%	77%	79%
Space Remaining	381	240	216	193	215	195	222	261	284	275	256
Middle School Totals			T T	otal Middle	e School Cap	acity = 3,60	0				
Total Enrollment	2,565	2,674	2,767	2,891	2,902	2,983	3,028	3,132	3,230	3,329	3,393
Capacity Utilization	71%	74%	77%	80%	81%	83%	84%	87%	90%	92%	94%
Space Remaining	1,035	926	833	709	698	617	572	468	370	271	207



(MODERATE GROWTH SCENARIO)



L											
Midlothian ISD - Campus	Historical	Pi	rojected Fa	all Snapshot	t Enrollmei	nt FALL 2	2022 ATTE	NDANCE ZO	DNES (DRA	FT 12.20.2	1)
Projections (Moderate											
Scenario)	2021/22	2022/23	2023/24		2025/26	2026/27	2027/28		2029/30	2030/31	2031/32
Heritage High		Сатри	ıs Capacity :	= 1,100	Campus	s Capacity v	v/ Fall 2022	Expansion :	= 2,500		
Total Enrollment	1,163	1,595	1,757	1,912	1,990	2,117	2,218	2,241	2,320	2,386	2,434
Capacity Utilization	106%	64%	70%	76%	80%	85%	89%	90%	93%	95%	97%
Space Remaining	-63	905	743	588	510	383	282	259	180	114	66
Midlothian High		Сатри	ıs Capacity =	= 2,500							
Total Enrollment	2,118	2,040	2,032	2,077	2,191	2,213	2,308	2,391	2,369	2,412	2,429
Capacity Utilization	85%	82%	81%	83%	88%	89%	92%	96%	95%	96%	97%
Space Remaining	382	460	468	423	309	287	192	109	131	88	71
High School Totals		Total High S	School Capa	acity = 3,600		Fotal High S	School Capa	icity w/ Heri	itage Expan	sion = 5,000	
Total Enrollment	3,281	3,635	3,789	3,989	4,181	4,330	4,525	4,632	4,689	4,798	4,864
Capacity Utilization	91%	73%	76%	80%	84%	87%	91%	93%	94%	96%	97%
Space Remaining	319	1,365	1,211	1,011	819	670	475	368	311	202	136
District Totals (PK-12)	Tota	al District Co	apacity = 12	2,450 (w/ <i>M</i> S	S#3) <mark>To</mark>	tal District (Capacity w/	/Heritage Ex	pansion &	ES #8 = 14,6	00
Total Enrollment	10,439	11,082	11,534	12,030	12,505	13,051	13,624	14,132	14,569	15,048	15,384
Capacity Utilization	79%	76%	79%	82%	86%	89%	93%	97%	100%	103%	105%
Space Remaining	2,761	3,518	3,066	2,570	2,095	1,549	976	468	31	-448	-784
OVER 100% OF CAMPUS CAPACITY											
Annual Chg.	<i>576</i>	643	452	496	475	546	572	508	437	480	336
% Growth	5.9%	6.2%	4.1%	4.3%	4.0%	4.4%	4.4%	3.7%	3.1%	3.3%	2.2%
					[
M SDS			<u> </u>	3 yr	ļ'	5 yr			<u> </u>	<u> </u>	10 yr
		<u> </u>	 	4.8%	<u> </u>	4.6%	-		 	 '	4.0%
School District Strategies 2021	12/20/2022			1,591		2,612		<u> </u>			4,945





Midlothian ISD - Campus	Historical	PI	ojected Fa	II Snapsho	t Enrollme	nt FALL 2	2022 ATTE	DANCE ZO	ONES (DRA	FT 12.20.2	1)
Projections (High Scenario)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Baxter Elementary		10,000	us Capacity								
Total Enrollment	575	610	649	703	720	772	824	864	892	913	917
Capacity Utilization	77%	81%	87%	94%	96%	103%	110%	115%	119%	122%	122%
Space Remaining	175	140	101	47	30	-22	-74	-114	-142	-163	-167
Irvin Elementary		Сатр	us Capacity	= 750			e e				
Total Enrollment	690	670	676	666	678	693	689	687	686	686	686
Capacity Utilization	92%	89%	90%	89%	90%	92%	92%	92%	91%	91%	91%
Space Remaining	60	80	74	84	72	57	61	64	64	64	64
Longbranch Elementary		Camp	us Capacity	= 750							
Total Enrollment	591	622	641	666	745	838	929	1,009	1,076	1,141	1,169
Capacity Utilization	79%	83%	85%	89%	99%	112%	124%	135%	143%	152%	156%
Space Remaining	159	128	109	84	5	-88	-179	-259	-326	-391	-419
Miller Elementary		Camp	us Capacity	= 750		e.					
Total Enrollment	715	481	462	488	498	526	547	561	567	573	579
Capacity Utilization	95%	64%	62%	65%	66%	70%	73%	75%	76%	76%	77%
Space Remaining	35	269	288	262	252	224	203	189	183	177	171
Mt. Peak Elementary		Camp	us Capacity	= 750		er.					
Total Enrollment	650	595	625	640	647	636	666	698	733	765	790
Capacity Utilization	87%	79%	83%	85%	86%	85%	89%	93%	98%	102%	105%
Space Remaining	100	155	125	110	103	114	84	52	17	-15	-40
Vitovsky Elementary			us Capacity								
Total Enrollment	688	649	736	793	900	1,046	1,207	1,401	1,613	1,794	1,966
Capacity Utilization	92%	87%	98%	106%	120%	140%	161%	187%	215%	239%	262%
Space Remaining	62	101	14	-43	-150	-296	-457	-651	-863	-1,044	-1,216
McClatchey Elementary Total Enrollment	684	678	us Capacity 673	<i>= 750</i> 670	704	721	744	766	777	780	783
G.C.	91%	90%	90%	89%	94%	96%	99%	102%	104%	104%	104%
Capacity Utilization Space Remaining		90% 72	77	89%	94% 46	29	99%	-16	-27	-30	-33
Coleman Elementary	- 00		us Capacity		40	23	- 0	-10	-21	-30	-55
Total Enrollment		504	575	611	652	671	681	682	684	687	689
Capacity Utilization	, y	67%	77%	82%	87%	89%	91%	91%	91%	92%	92%
Space Remaining		246	175	139	98	79	69	68	66	63	61
Elementary Totals				y Capacity							<u> </u>
Total Enrollment	4,593	4,809	5,036	5, 236	5,545	5,904	6,288	6,668	7,029	7,340	7,579
Capacity Utilization	87%	80%	84%	87%	92%	98%	105%	111%	117%	122%	126%
Space Remaining	1000000	1,191	964	764	455	96	-288	-668	-1,029	-1,340	-1,579







Midlothian ISD - Campus	Historical	Pi	rojected Fa	II Snapsho	t Enrollmer	nt FALL 2	2022 ATTEN	NDANCE ZO	ONES (DRA	FT 12.20.2	1)
Projections (High Scenario)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Frank Seale Middle		Сатри	ıs Capacity :	= 1,200							
Total Enrollment	709	770	815	913	950	1,006	1,085	1,213	1,358	1,451	1,516
Capacity Utilization	59%	64%	68%	76%	79%	84%	90%	101%	113%	121%	126%
Space Remaining	491	430	385	287	250	194	115	-13	-158	-251	-316
Walnut Grove Middle		Сатри	ıs Capacity :	= 1,200							
Total Enrollment	1,037	954	981	989	998	1,016	1,029	1,092	1,119	1,145	1,143
Capacity Utilization	86%	80%	82%	82%	83%	85%	86%	91%	93%	95%	95%
Space Remaining	163	246	219	211	202	184	171	108	81	55	57
Dieterich Middle		Campu	ıs Capacity :	= 1,200							
Total Enrollment	819	963	986	1,007	989	1,013	989	948	927	940	962
Capacity Utilization	68%	80%	82%	84%	82%	84%	82%	79%	77%	78%	80%
Space Remaining	381	237	214	193	211	187	211	252	273	260	238
Middle School Totals			T	otal Middle	School Cap	acity = 3,60	<i>10</i>				
Total Enrollment	2,565	2,687	2,783	2,909	2,937	3,036	3,103	3,253	3,403	3,536	3,621
Capacity Utilization	71%	75%	77%	81%	82%	84%	86%	90%	95%	98%	101%
Space Remaining	1,035	913	817	691	663	564	497	347	197	64	-21



(HIGH GROWTH SCENARIO)



Midlothian ISD - Campus	Historical	Pi	ojected Fa	II Snapshot	t Enrollmer	nt FALL 2	022 ATTEN	IDANCE ZO	ONES (DRA	FT 12.20.2:	1)
Projections (High	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2021/22
Scenario)	2021/22		•		***		2000			2030/31	2031/32
Heritage High		Campu	s Capacity :	= 1,100	Campus	s Capacity w	v/ Fall 2022	Expansion :	= 2,500		
Total Enrollment	1,163	1,596	1,760	1,920	2,003	2,139	2,248	2,282	2,376	2,464	2,540
Capacity Utilization	106%	64%	70%	77%	80%	86%	90%	91%	95%	99%	102%
Space Remaining	-63	904	740	580	497	361	252	218	124	36	-40
Midlothian High		Сатри	s Capacity =	2,500							
Total Enrollment	2,118	2,041	2,039	2,087	2,203	2,228	2,326	2,421	2,417	2,481	2,524
Capacity Utilization	85%	82%	82%	83%	88%	89%	93%	97%	97%	99%	101%
Space Remaining	382	459	461	413	297	272	174	79	83	19	-24
High School Totals		Total High S	School Capa	city = 3,600		Total High S	chool Capa	city w/ Heri	tage Expan	sion = 5,000	
Total Enrollment	3,281	3,637	3,799	4,006	4,205	4,366	4,574	4,703	4,793	4,945	5,064
Capacity Utilization	91%	73%	76%	80%	84%	87%	91%	94%	96%	99%	101%
Space Remaining	319	1,363	1,201	994	795	634	426	297	207	55	-64
District Totals (PK-12)	Tota	al District Co	apacity = 12	,450 (w/ IVI	5#3) <mark>To</mark>	tal District (Capacity w/	Heritage Ex	pansion & I	ES#8 = 14,6	00
Total Enrollment	10,439	11,132	11,618	12,152	12,687	13,307	13,965	14,624	15,226	15,820	16,264
Capacity Utilization	79%	76%	80%	83%	87%	91%	96%	100%	104%	108%	111%
Space Remaining	2,761	3,468	2,982	2,448	1,913	1,293	635	-24	-626	-1,220	-1,664
OVER 100% OF CAMPUS CAPACITY											
Annual Chg.	<i>576</i>	693	486	535	534	620	658	659	602	594	444
% Growth	5.9%	6.6%	4.4%	4.6%	4.4%	4.9%	4.9%	4.7%	4.1%	3.9%	2.8%
M CDC				3 yr		5 yr					10 yr
				5.2%		5.0%					4.5%
© School District Strategies 2021	12.20.21			1,713		2,868					5,825

Midlothian ISD

3Q 2021 Demographics Summary



- District enrollment climbs to a record high of 10,439 in the Fall of 2021
- Fall 2021 enrollment is up 6.0% or +590 students since last fall
- Over the past 5 years, district enrollment is up 23.6% (+1,996 students)
- Rapid enrollment growth driven by record new home construction in the district
- Builders started 386 new homes and a record 268 new homes were occupied in 3Q21
- As of Sept. 2021, the annual starts rate for new homes in the district climbed to a record high of 1,445 homes (+103% year-over-year)
- Annual closings are up 57% over the past year to a record 955 units
- District's median new home price now stands at a record \$414,611 (+12% YoY) [DFW = \$385K]
- The recent demand surge has mainly occurred in the Vitovsky ES attendance zone as subdivisions located in the northwest portion of the district continue to rapid growth
- Developers delivered a record 1,481 new single-family (SF) lots in MISD from 4Q20-3Q21
- 974 total homes currently in production (started but not complete/occupied)
- 1,670 vacant SF lots were remaining at the end of Sept. 2021
- 1,630 SF lots are currently under development in the district
- Developers are planning nearly 12,000 additional future SF lots
- MISD on pace for 6,000 new homes occupied by Fall 2026 and 11,000 homes by Fall 2031
- New home subdivisions in MISD are currently yielding 0.65 enrolled students per home
- Apartments in MISD are currently yielding 0.25 enrolled students per unit
- The annual pace of enrollment growth has returned to Pre-Covid 19 environment levels
- If enrollment growth averages 4.5% over the next five years (Moderate Scenario), MISD would surpass 13,000 students in 2026/27
- Over the next 10 years, the district could add over 5,800 students if the annual growth rate averages 5.0% (Fall 2031 High Scenario = 16,264)



Solutions Through Demographics

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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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